

Tax Increment Finance (TIF) Peer Cities Case Studies									
Point of Comparison	Indianapolis, IN	Columbus, OH	Cincinnati, OH	Cleveland, OH	Kansas City, MO	Saint Louis, MO	Nashville, TN	Milwaukee, WI	<i>Charlotte, NC¹</i>
Population (2010 Census)	903,393 (county)	787,033	296,943	396,815	459,787	319,294	601,222 (county)	594,833	731,424
Jurisdiction (sq mi)	402	212	78	77	315	63	504	99	298
Stated Purpose	Redevelopment + Economic Development	Redevelopment + Economic Development	Economic Development + Community Development	Economic Development	Redevelopment + Economic Development	Redevelopment ²	Redevelopment Only	Redevelopment + Economic Development + Brownfields	<i>Public/private partnership grant program</i>
Developer Entitlement	No	No	No	Information not available	*	No	No	No	<i>No</i>
Job Creation or Creative Financing Tool?	Both	Financing Tool	Creative Finance Tool	Information not available	*	Creative Financing Tool	Creative Financing Tool	Both	*
Point of Origination	Metropolitan Development Commission (MDC), Division of Planning	Department of Development	Economic Development (non-res. or mixed-use) + Community Development (residential)	Department of Economic Development	TIF Commission	TIF Commission	Housing Authority	Department of City Development	<i>Economic Development Department</i>
Final Approval by	MDC/City-County Council	City Council	City Council	City Council	City Council	Board of Alderman	Metro Council	Mayor	<i>City Council</i>
Duration of Use	1982-present	1996 - present	2003-present	? – circa 2006	*	Circa 1987 - present	1982 - present	1976-present	<i>? - present</i>
Existing Districts	21	58+	20+	2	*	135 ³	10	76	11
Pending Districts	4	1	1	0	*	2	0	0	0
Funding Source	Primarily	“Public Bonds Debt Service Funds”	Public and Private Bonds	Information not available	Payments in Lieu of Taxes (PILOTS) + Economic Activity Taxes (EATS)	Payments in Lieu of Taxes (PILOTS) + Economic Activity Taxes (EATS)	Privately Financed	Public and Private Bonds	<i>Privately Financed</i>
State Enabling Legislation	1975	1976			1982		1945	1975	2004
Eligible Tax Revenue Sources	Property Tax	Property Tax			Property Tax, Income Tax, Sales Tax, Gross Receipts Tax, Economic Activity Tax (50% Sales/Utility/Earnings), PILOTS (Property Tax)		Property Tax, Sales Tax ⁴	Property Tax	<i>Property Tax</i>
Financing Options	GO Bonds, Private Activity Revenue Bonds, Loans, Special Assessments	GO Bonds, Private Activity Revenue Bonds, Pay As You Go Loans, Appropriations, Special Assessments, Loan Guarantees			GO Bonds (requires voter approval), Private Activity Revenue Bonds, Pay As You Go Loans, Appropriations, Special Assessments, TIF Revenue Bonds		GO Bonds, Pay As You Go	GO Bonds, Private Activity Revenue Bonds, Pay As You Go	<i>GO Bonds (requires referendum), Pay As You Go, Appropriations</i>

*Information unavailable at time of publication

¹ The City of Charlotte and Mecklenburg County use what is called Synthetic Tax Increment Grants. Neither the City, nor the County issues debts or backs debt through this tool. It is simply a reimbursement tool for infrastructure or other public benefits constructed by a developer who must secure all financing privately.

² Unlike Saint Louis County, the City of Saint Louis has no virgin land, therefore, economic development is considered an end result of redevelopment efforts.

³ St. Louis uses TIF almost exclusively for single-buildings, versus multiple-property type jurisdictional areas.

⁴ For the purposes of this study, all information pertaining to state enabling legislation was taken from the same source. Having asked for confirmation of our findings, our contact in Nashville explained that sales tax “is not an eligible tax revenue source under the Housing Redevelopment Statutes. As a result, additional research – across all states – may be necessary.